



## 13 UPHILL ROAD NORTH, WESTON-

### ASKING PRICE OF £165,000

**COOKE & CO**  
your local property expert

#### PROPERTY FEATURES

- FIRST FLOOR FLAT
- TWO BEDROOMS
- NO ONWARD CHAIN
- FITTED KITCHEN
- DOUBLE GARAGE
- GAS C/HEATING & D/GLAZING

# 13 UPHILL ROAD NORTH, WESTON-



Cooke & Co are pleased to present this spacious first-floor, two-bedroom apartment, offered for sale with no onward chain. Ideally positioned on level ground, the property is within easy reach of local parks, the seafront, schools, shops, and a golf course.

The accommodation includes two well-proportioned bedrooms, a bright lounge, a fitted kitchen, and a family bathroom. Further benefits include gas central heating, double glazing throughout, and the rare advantage of a double garage.

EPC Rating C

Council Tax Band A.

## THE ACCOMMODATION

### ENTRANCE HALL

Communal entrance & entrance into hallway

### HALL

Radiator, cupboard housing wall mounted central heating boiler, entry phone

### KITCHEN

10' 1" x 4' 9" (3.07m x 1.45m) Range of wall and base units with worktop over, inset hob with oven below and extractor over, inset single drainer sink

### LOUNGE

13' 9" x 12' 7" (4.19m x 3.84m) Two double glazed windows to rear, radiator

### BEDROOM 1

15' 0" x 11' 6" (4.57m x 3.51m) Two double glazed windows to rear, radiator, storage cupboard

### BEDROOM 2

7' 4" x 7' 3" (2.24m x 2.21m) Double glazed window to rear, radiator, storage cupboard

### BATHROOM

Bath with shower mixer tap, low level W.C and wash basin, extractor

### GARAGE

16' 4" x 13' 1" (5m x 4m) Double garage located to the rear of the building

Leasehold 960 yrs remaining

Management fees £80pm - the freehold is owned by flat owners 1/6 each

Boiler is 10 years old

New roof fitted 2018

# 13 UPHILL ROAD NORTH, WESTON-SUPER-MARE, BS23 4NE

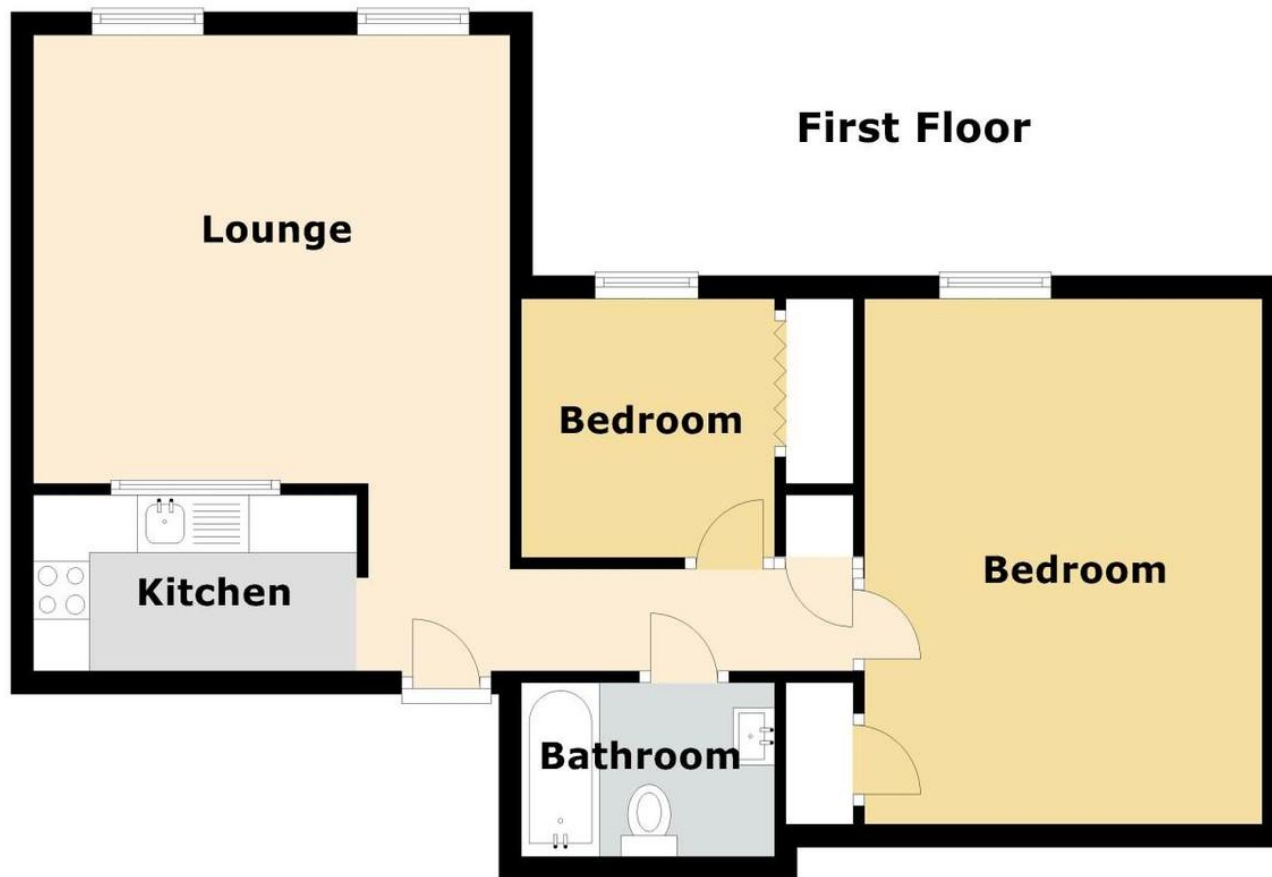


## **Council Tax:**

Band A

## **Local Authority:**

North Somerset District Council



## First Floor

Lounge

Bedroom

Bedroom

Kitchen

Bathroom

Total area: approx. 54.6 sq. metres (588.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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